

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First National Bank, met in regular session at City Hall. Chairman Mert Oden called the meeting to order at 7:30 a.m. The Open Meetings Law was located in the room by the Chairman for the public's use. The following board members answered roll call: Pat Burke, Jay Morrow, and Jared Storm. Absent was Gaylord Anderson. Also in attendance was Melissa Harrell - Ex-officio and Russ McFarling.

McFarling reported to the Board that there was a portion of the taxiway that was starting to collapse in because of a sink hole. He said it was fenced off until a repair can be done.

Burke explained to the Board that he requested the Board visit the number of aerial applicator operations allowed on the facility again. He stated that after the last action of the Board to limit operations to three, he reviewed the airport more closely and had concerns with where three operators would be located. He expressed concern with an operator being off of the concrete and because of the weight of a loaded plane, there would be issues with grass and mud. He felt if the grounds were wet all operations would need be located on concrete and expressed concern over potential conflicts with this. A motion was made by Burke, seconded by Storm, to limit the number of aerial applicator operations located on the field to two. Discussion continued on the motion. Oden stated he believed an operator could be located where they were allowed last year. Burke expressed concern about additional traffic because of the jet fuel system and stated he felt it would be easier to add a third operator in 2013 than start at three and cut back to two. Roll call vote: Burke, yes; Storm, yes; Morrow, yes; and Oden, no. Anderson, absent and not voting. Motion carried.

Randy Stromberg, Jon Brabec, and Brad Brinsing, representing Frontier Coop were present to discuss the possibility of a permanent facility they would like to construct on the Airport for an aerial application business. They stated they were interested in constructing an 80X100 building for their operations. They indicated they are ready to begin whenever they have permission of the Authority and when weather will allow construction to move forward. Representatives answered several questions of the Authority: They would be using radios in all their planes; they are not in connection with Winfield Solutions – this project is 100% Frontier Coop; they would have access to a fuel truck from Frontier Coop to use for hauling fuel until the Airport has a truck available; they would install a well; they would install a permanent containment system; they would be using 2 planes this first year. Discussion was held on a possible location for the building with two locations being focused on – one north of the land recently leased to Storm Flying Services at the north end of the runway, and one south by the Corporate hangar. Morrow expressed a desire to see where other airports had their permanent aerial applicator facility located in relation to the rest of the airport. Oden expressed concern about any facility constructing having the concrete area necessary to hold planes and fill planes, with no operations taking place on the taxiway area. Frontier expressed their desire for the location on the north end of the airport because it was further away from public observation. A motion was made by Burke, seconded by Storm, to move forward with a long-term land lease agreement with Frontier Coop with a pad and steel building expected to be constructed in 2012, with the exact location to be determined. Roll call vote: Burke, yes; Storm, yes; Morrow, yes; and Oden, yes. Anderson, absent and not voting. Motion carried.

It was agreed over the next few weeks Frontier Coop and the Board members would spend time visiting the Airport and discussing the best location. In addition, all locations will be reviewed to ensure compliance with FAA regulations and limitations.

Discussion was also held with Frontier Coop on possible joint purchase of jet fuel.

A motion was made by Burke, seconded by Morrow, to authorize the Chairperson to sign a grant application to the FAA for Phase 2 of the Jet Fuel System for \$37,693.00. Roll call vote: Burke, yes; Morrow, yes; Oden, yes; and Storm, yes. Anderson, absent and not voting. Motion carried.

A motion was made by Morrow, seconded by Burke, to authorize the Chairperson to sign an agreement with the Nebraska Department of Aeronautics for the administration of the FAA grant for Phase 2 of the Jet Fuel System. Roll call vote: Morrow, yes; Burke, yes; Storm, yes; and Oden, yes. Anderson, absent and not voting. Motion carried.

Harrell reported the Capital Improvement Plan was in the Board packets and would be on the agenda for discussion and approval at the next meeting.

Discussion was held by the Board on the Televent service at the Airport. Harrell reported the potential costs of having Internet at the Airport and a wireless connection for all to use. The Televent subscription cost was reported to be \$1,800 with Internet annual costs being approximately \$360. A motion was made by Burke, seconded by Storm, to authorize Harrell to cancel the Televent subscription for 2012 and to move forward with the wireless Internet connection in the FBO building. Roll call vote: Burke, yes; Storm, yes; Oden, yes; and Morrow, yes. Anderson, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Burke, to approve the certification of vacancy on the Airport Authority for the 2 spots for the 2012 election. Roll call vote: Oden, yes; Burke, yes; Morrow, yes; and Storm, yes. Anderson, absent and not voting. Motion carried.

Morrow left the meeting.

Discussion was held on the hangar rental rates for 2012. A proposal of adding \$30 per month to the rental rate of all t-hangars, with a \$360 reimbursement available to those tenants who purchased 50 gallons of fuel or more was discussed. A motion was made by Burke, seconded by Oden, to approve the following rate structure for 2012:

Hangar Rental Rates

Rates below include a \$20.00 per discount level. (Annual is \$40 less per year than monthly, Semi-Annual is \$20 less than monthly)

ALL Leases are based on the calendar year and must be resigned each year; they can be terminated with a 30 day notice by either party

<u>Building</u>	<u>Hangar #</u>	<u>Monthly Rate</u>	<u>Semi-Annual Rate</u>	<u>Annual Rate</u>
Hangar Bldg 1	1	\$ 121.00	\$ 716.00	\$ 1,412.00
	2	\$ 121.00	\$ 716.00	\$ 1,412.00
	7	\$ 121.00	\$ 716.00	\$ 1,412.00
	8	\$ 121.00	\$ 716.00	\$ 1,412.00
	9	\$ 121.00	\$ 716.00	\$ 1,412.00
Hangar Bldg 2	3	\$ 121.00	\$ 716.00	\$ 1,412.00
	4	\$ 121.00	\$ 716.00	\$ 1,412.00
	5	\$ 121.00	\$ 716.00	\$ 1,412.00
	6	\$ 121.00	\$ 716.00	\$ 1,412.00
Hangar Bldg 3	10	\$ 121.00	\$ 716.00	\$ 1,412.00
	11	\$ 121.00	\$ 716.00	\$ 1,412.00
	12	\$ 121.00	\$ 716.00	\$ 1,412.00
	13	\$ 121.00	\$ 716.00	\$ 1,412.00
	14	\$ 121.00	\$ 716.00	\$ 1,412.00

	15	\$	121.00	\$	716.00	\$	1,412.00
Hangar Bldg 4	16	\$	121.00	\$	716.00	\$	1,412.00
	17	\$	121.00	\$	716.00	\$	1,412.00
	18	\$	121.00	\$	716.00	\$	1,412.00
	19	\$	127.00	\$	752.00	\$	1,484.00
	20	\$	127.00	\$	752.00	\$	1,484.00
	21	\$	127.00	\$	752.00	\$	1,484.00
Hangar Bldg 5	22	\$	135.00	\$	800.00	\$	1,580.00
	23	\$	135.00	\$	800.00	\$	1,580.00
	24	\$	135.00	\$	800.00	\$	1,580.00
	25	\$	135.00	\$	800.00	\$	1,580.00
	26	\$	135.00	\$	800.00	\$	1,580.00
	27	\$	135.00	\$	800.00	\$	1,580.00
Hangar Bldg 6	28	\$	157.00	\$	932.00	\$	1,844.00
	29	\$	157.00	\$	932.00	\$	1,844.00
	30	\$	157.00	\$	932.00	\$	1,844.00
	31	\$	157.00	\$	932.00	\$	1,844.00
	32	\$	157.00	\$	932.00	\$	1,844.00
	33	\$	157.00	\$	932.00	\$	1,844.00
Hangar Bldg 7	34	\$	198.00	\$	1,178.00	\$	2,336.00
	35	\$	177.00	\$	1,052.00	\$	2,084.00
	36	\$	177.00	\$	1,052.00	\$	2,084.00
	37	\$	198.00	\$	1,178.00	\$	2,336.00
	38	\$	177.00	\$	1,052.00	\$	2,084.00
	39	\$	177.00	\$	1,052.00	\$	2,084.00
Building	Hangar #		Monthly Rate		Semi-Annual Rate		Annual Rate
Bulk Hangar Bldg 2	Bulk	\$	420.00	\$	2,520.00	\$	5,040.00
Shop Hangar	Maint Shed	\$	-	\$	-	\$	-
	EAA	\$	160.00	\$	960.00	\$	1,920.00
South Corp. Hangar	Corporate	\$	875.00	\$	5,250.00	\$	10,500.00
Bulk Hangar Bldg 1	Ag	\$	500.00	\$	3,000.00	\$	6,000.00
FBO Hangar	FBO Hangar	\$	-	\$	-	\$	-
Storage Unit - walk-in door		\$	-	\$	-	\$	300.00
Storage Unit - overhead door		\$	-	\$	-	\$	400.00

Discounts to Hangar Rentals

Payment Discount (reflected in rates above if available)

Annual Discount - only available if paid by 1/31 or if a new lease, due at the time of signing lease, pro-rated for the year

Semi-Annual Discount - only available if paid by 1/31 and 7/31, or if new lease, due at the time of signing lease, pro-rated

Wahoo Resident Discount

A renter who is a resident of the City of Wahoo receives a \$5 per month (\$60 annual) discount on rental rate.

Other Rental Rates

FBO Hangar (contingent on space available)

\$20 per night for plane storage
\$150 per month for plane storage

Crop - hay - \$25 per round bale + cost of putting up hay

Cash rent of farm ground - negotiated in annual lease with tenant

Other Discounts

Any fuel customer who uses a Phillips credit card receives a \$.10 per gallon discount

Any tenant of hangars 1-39 (Hangar Buildings 1-7) who purchases fuel from the Wahoo Airport is eligible for a rebate based on the following schedule:

- 10-12 month lease - must purchase 50+ gallons of fuel
- 7-9 month lease - must purchase 40+ gallons of fuel
- 4-6 month lease - must purchase 30+ gallons of fuel
- 1-3 month lease - must purchase 20+ gallons of fuel

Rebate is equal to \$30 per month

If rent is paid monthly, you will receive a rebate of \$30 per month you have paid, with future monthly rent payments reduced by \$30.

Roll call vote: Burke, yes; Oden, yes; and Storm, yes. Anderson and Morrow, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Burke, to pay the following claims submitted for payment:

NEED LISTING OF CLAIMS

Roll call vote: Oden, yes; Burke, yes; and Storm, yes. Anderson and Morrow, absent and not voting. Motion carried.

A motion was made by Burke, seconded by Oden, to approve the minutes of October 20, 2011, November 14, 2011 and November 18, 2011 as presented, with a correction being made to the November minutes of the lease rate being \$.015 per sq. ft rather than per acre. Roll call vote: Burke, yes; Oden, yes; and Storm, yes. Anderson and Morrow, absent and not voting. Motion carried.

Motion by Oden, seconded by Burke, to adjourn.

Melissa Harrell
Ex-Officio